



To the Honorable Council
City of Norfolk, Virginia

February 26, 2019

From: George M. Homewood, FAICP, CFM, Planning Director *GH*

Subject: **CITY PLANNING COMMISSION**, for a text amendment to the City's *Zoning Ordinance* to create the Downtown Saint Paul's (D-SP) District.

Reviewed: *[Signature]*
Wynter C. Benda, Chief Deputy City Manager

Ward/Superward: 3,4/7

Approved: *[Signature]*
Douglas L. Smith, City Manager

Item Number: **PH-3**

I. **Staff Recommendation:** Approval.

II. **Planning Commission Recommendation:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.

III. **Request:** To create the Downtown - Saint Paul's (D-SP) District to allow the implementation of the Saint Paul's Transformation Plan.

IV. **Applicant:** City Planning Commission

V. **Description:**

- In 2014 the City and NRHA submitted, and Housing and Urban Development (HUD) approved, the St. Paul's Transformation Plan (Plan).
- The Plan focuses on the following elements:
 - Neighborhood improvement strategies
 - Improving the street grid to replace super blocks and connect streets east and west across St. Paul's Boulevard
 - Provide more appropriate street widths
 - Realign Church Street
 - Replace Stormwater and infrastructure system as needed
 - Re-excavate, uncover and restore portions on Newton Creek allowing for a "greenway/blueway" with recreational opportunities
 - School reorganization
 - Development of a HUB to serve people in the community to act as a social, commercial and community facility along Church Street
 - Housing
 - Create new housing options and choices for Tidewater Gardens residents

- Connect the St. Paul's area to Downtown Norfolk
- Correct generations of economic and racial segregation
- Provide new, energy-efficient, attractive modern housing for residents in a mixed income setting
- People Plan
 - People first initiative:
 - Mobility services
 - Case Management
 - Transformative human services.
- In the Fall of 2018, the City submitted an application for a Choice Neighborhood Implementation grant.
- This grant will assist in the implementation of the St. Paul's Transformation Plan.
- To accommodate the goals and strategies of the Plan, a new zoning district is proposed.
- The Downtown – Saint Paul's district, which is similar to the existing Downtown – Mixed Use District, will encourage a higher density, mixed use, mixed income district.

VI. Historic Resources Impacts:

- The area where the Downtown St. Paul's district could apply is not located in a local, state or federal historic district.
- Given the use of federal funds and proximity to several buildings currently listed on the National Register of Historic Places, the redevelopment of the St. Paul's area will be subject to a Section 106 review which will consider any impacts redevelopment has the existing historic structures.

VII. Public Schools Impacts:


- The St. Paul's Transformation Plan envisions children within this area being served by Tidewater Elementary (to be consolidated with another school, or redeveloped) an improved Ruffner Middle School and a replacement Booker T. Washington School.
- Potential impact on Norfolk Public Schools are being evaluated and addressed as a part of the redevelopment effort.


Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated December 13, 2018 with attachments
- Ordinance

City Planning Commission Public Hearing: January 24, 2019

Executive Secretary: George M. Homewood, FAICP, CFM 

Staff Planner: Susan Pollock Hart, CFM 

Staff Report	Item Number: 2	
Location	Saint Paul's Area	
Applicants	City Planning Commission	
Request	Text Amendment	Text amendment to create the Downtown - Saint Paul's (D-SP) District.

A. Summary of Request

- To create the D-SP (Downtown - Saint Paul's) district to enable development in accordance with the Saint Paul's Area Transformation Plan.
- With this application, the D-SP district is not being applied to any particular property.

B. Plan Consistency

- The land use chapter of *plaNorfolk2030* includes an outcome that calls for development regulations that support a quality built and natural environment.
- The Land Use chapter further calls for using *Vision 2100* to guide land use decisions.
 - *Vision 2100* identifies the St. Paul's Area as an area where dense mixed-use development is encouraged.
- The Neighborhoods chapter of *plaNorfolk2030* includes a section providing more detailed guidance on the St. Paul's Area, including the following actions:
 - Improve community form in St. Paul's through site placement, massing, and other design aspects of buildings that address their urban setting.
 - Provide recreation and open space opportunities throughout St. Paul's.
 - Develop necessary stormwater infrastructure, utilizing green design wherever possible.
 - Remove barriers to pedestrian mobility and improve bicycle and transit access.
- Given that the zoning district is designed to implement the approved vision for the St. Paul's area and that its provisions provide regulations that will permit a dense mixed-use development with the design elements required by the plan, the proposed changes to the *Norfolk Zoning Ordinance* are consistent with *plaNorfolk2030*.

C. Zoning Analysis

i. General

- In 2014 the City and NRHA submitted, and Housing and Urban Development (HUD) approved, the St. Paul's Transformation Plan (Plan).
- The Plan focuses on the following elements:
 - Neighborhood improvement strategies
 - Improving the street grid to replace super blocks and connect streets east and west across St. Paul's Boulevard

- Provide more appropriate street widths
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- People Plan
 - People first initiative:
 - Mobility services
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 - Transformative human services.
- In the Fall of 2018, the City submitted an application for a Choice Neighborhood Implementation grant.
- This grant will assist in the implementation of the St. Paul’s Transformation Plan.
- To accommodate the goals and strategies of the Plan, a new zoning district is proposed.
- The Downtown – Saint Paul’s district, which is similar to the existing Downtown – Mixed Use District, will encourage a higher density, mixed use, mixed income district.

ii. Parking

- Similar to all of the other Downtown districts, no parking will be required.

D. Mobility Analysis

- The purpose of the district is to create development at a scale that is conducive to pedestrian circulation.
- The bus transfer station is located in the northwest portion of the area with both pedestrian and vehicular access to the site.
- Bicycle parking will be required by each new development.
- Active uses (50% of the facade) will be required along Church/Fenchurch and streets to the west to accommodate pedestrian friendly development.

E. Historic Resource Impacts

- The area where the Downtown St. Paul’s district could apply is not located in a local, state or federal historic district.
- Given the use of federal funds and proximity to several buildings currently listed on the National Register of Historic Places, the redevelopment of the St. Paul’s area will be subject

to a Section 106 review which will consider any impacts redevelopment has the existing historic structures.

F. Public School Impacts

- The St. Paul's Transformation Plan envisions children within this area being served by Tidewater Elementary (to be consolidated with another school, or redeveloped) an improved Ruffner Middle School and a replacement Booker T. Washington School.
- Potential impact on Norfolk Public Schools are being evaluated and addressed as a part of the redevelopment effort.

G. Impact on the Environment

- Any new development will have to be reviewed and improved through the Site Plan Review process.
- Re-establishment of portions of Newton Creek will provide for stormwater facilities as well as recreational amenities.

H. Surrounding Area/Site Impacts

Creation of a new Downtown district will encourage redevelopment and allow the St. Paul's area to be connected to and integrated with Downtown in a way that it is not today.

I. Payment of Taxes

N/A

J. Civic League

- Through the St. Pauls Transformation Plan, both the City and NRHA have been working and will continue to work diligently with the residents, businesses and churches to gain input and insight pertaining to their vision for the area.
- It is anticipated that the mixed-use redevelopment of the area will spur vibrant civic participation.

K. Communication Outreach/Notification

- Notice was placed in the *Virginia Pilot* on January 10 and 17.

L. Recommendation

Text Amendment

- Staff recommends **approval** of the proposed zoning text amendment.
- The new district will accommodate the implementation of the St. Paul's Transformation Plan.

Attachment

Proposed text

Overview Map

Proponents and Opponents

Proponents

None

Opponents

None

Form and Correctness Approved:

Contents Approved:

By

Office of the City Attorney

NORFOLK, VIRGINIA

By

DEPT.

ORDINANCE No.

AN ORDINANCE TO AMEND THE NORFOLK ZONING ORDINANCE SO AS TO CREATE A NEW ZONING DISTRICT KNOWN AS THE DOWNTOWN-SAINT PAUL'S (D-SP) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That section 2.3.3.A of the Norfolk Zoning Ordinance, entitled "Development Certificate Review Procedure," is hereby amended and reordained so as to add references to a new zoning district known as the Downtown-Saint Paul's (D-SP) district. The new text shall read as set forth in "Exhibit A," attached hereto.

Section 2:- That section 3.4.2 of the Norfolk Zoning Ordinance, entitled "Established Downtown Base Zoning Districts," and section 3.4.4, entitled "Standards Applicable to All Downtown Base Zoning Districts," are hereby amended and reordained so as to add a reference to a new zoning district known as the Downtown-Saint Paul's (D-SP) district and to identify required uses for certain ground floor areas in said district. The new table and text shall read as set forth in "Exhibit B," attached hereto.

Section 3:- That existing section 3.9.10 of the Norfolk Zoning Ordinance, entitled "Uses for the Downtown Base Zoning District," shall be renumbered to section 3.9.11 and a new table, to be numbered 3.9.10 and entitled "D-SP: Downtown-Saint Paul's," providing a purpose statement, intensity and development standards, and district-specific guidelines for the new district shall be added. The new table and text shall read as set forth in "Exhibit C," attached hereto.

Section 4:- That existing table 3.4.10 of the Norfolk Zoning Ordinance, which is being renumbered hereby as table 3.4.11, entitled "Uses for the Downtown Base Zoning District," shall be amended to add a list of uses that are permitted by right, by conditional use permit, or by either method depending on applicable performance standards in the "Downtown-Saint Paul's (D-SP)" district. The new table shall read as set forth in "Exhibit D,"

attached hereto.

Section 5:- That tables 4.2.3(F) and 4.3.3(E) of the Norfolk Zoning Ordinance, describing performance standards for "vacation home" and "homestay" short term rentals, are hereby amended and reordained so as to consolidate all regulations for all downtown zoning districts. The tables shall read as set forth in "Exhibit E," attached hereto.

Section 6:- That section 5.1.2.B(5) of the Norfolk Zoning Ordinance, describing parking regulations for the Downtown zoning districts, is hereby amended and reordained so as to indicate that no off-street, motor vehicle parking shall be required in the "Downtown-Saint Paul's (D-SP)" district. The text shall read as set forth in "Exhibit F," attached hereto.

Section 7:- That table 5.7.7(A) of the Norfolk Zoning Ordinance, entitled "Permanent Signage," and table 5.7.7(B), entitled "Temporary Signage," are hereby amended and reordained so as to consolidate all regulations for all downtown zoning districts. The changes to the tables shall read as set forth in "Exhibit G," attached hereto.

Section 8:- That section 4.2.3.D(2)(c) of the Norfolk Zoning Ordinance, describing performance standards for multi-family dwellings, is hereby amended and reordained so as to require a conditional use permit for any development of more than 24 multi-family dwelling units on a single zoning lot in the Downtown-Saint Paul's (D-SP) zoning district. The changes to the tables shall read as set forth in "Exhibit H," attached hereto.

Section 9:- The Council hereby finds that this zoning text amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 10:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)
Exhibit B (2 pages)
Exhibit C (2 pages)
Exhibit D (5 pages)
Exhibit E (3 pages)
Exhibit F (1 page)
Exhibit G (1 page)

Exhibit H (1 page)

Exhibit A

2.3.3. DEVELOPMENT CERTIFICATE REVIEW PROCEDURE

A. GENERALLY

(1) Applicable Zoning Districts

The procedural steps and other rules in this section shall be applicable to:

- (a) All new principal structures, and substantial improvements to existing structures, within one of the following zoning districts:
 - (i) Downtown base zoning districts (D-W: Downtown - Waterfront, D-BC: Downtown – Business Center, D-MU: Downtown –Mixed Use, D-AD: Downtown – Arts and Design, and D-FN: Downtown – Fort Norfolk) D-SP (Downtown – Saint Paul's);
 - (ii) The IN-C: Institutional - Campus zoning district;
 - (iii) The EBH: East Beach Harbor zoning district;
 - (iv) The G-1: Granby/Monticello Corridor Mixed Use zoning district;
 - (v) Pedestrian Commercial Overlay zoning districts (PCO: Pedestrian Commercial Overlay , PCO-Colley: Pedestrian Commercial Overlay-Colley Avenue, PCO-21st Street: Pedestrian Commercial Overlay-21st Street, PCO-Riverview: Pedestrian Commercial Overlay-Riverview , PCO-35th Street: Pedestrian Commercial Overlay-35th Street, and PCO-Lafayette: Pedestrian Commercial Overlay-Lafayette Boulevard);
 - (vi) Norfolk & Western Historic Overlay (HO – N&W) zoning district;
 - (vii) The TOD: Transit Oriented Development zoning district.

(2) Applicable Development Standards

Development standards that may be modified with a development certificate approved by City Council in the identified zoning districts are listed below. When no waivers to the development standards are requested, the Planning Commission shall be the deciding body on the application.

(a) Downtown Districts

Except in the D-SP district, the ~~The~~ following development standards may be modified with a development certificate in the Downtown districts include:

- (i) Building placement requirements;
- (ii) Off-street parking and loading requirements; and
- (iii) Requirements for use of ground floor areas.

Exhibit B

3.4.2. ESTABLISHED DOWNTOWN BASE ZONING DISTRICTS

The Downtown base zoning districts established by this Ordinance are identified in Table 3.4.2, Established Downtown Base Zoning Districts.

TABLE 3.4.2: ESTABLISHED DOWNTOWN BASE ZONING DISTRICTS
D-W: Downtown - Waterfront
D-BC: Downtown - Business Center
D-MU: Downtown - Mixed-Use
D-AD: Downtown - Arts and Design
D-FN: Downtown - Fort Norfolk
<u>D-SP: Downtown – Saint Paul's</u>
(Downtown Districts Use Table)

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3.4.4. STANDARDS APPLICABLE TO ALL DOWNTOWN BASE ZONING DISTRICTS

A. REQUIRED USE OF GROUND FLOOR AREAS

For development located on principal streets and other specified areas identified in the D-W, D-BC, D-MC, D-AD and D-FN individual Downtown districts, no less than 65 percent of the ground floor area shall be devoted to one or more of the following activities, and in the D-SP district, no less than 50 percent of the ground floor shall be devoted to the following activities:

- (1) Commercial establishments.;
- (2) Display windows and display rooms for merchandise.;
- (3) Offices.;
- (4) Museums.;
- (5) Civic uses.;
- (6) Child and adult day care centers.;
- (7) Educational facilities.
- (8) Rental Office (only in D-SP).
- (9) Conference Room (only in D-SP).

B. FENESTRATION

A minimum of 50 percent of the total area of ground floor façades in the D-W, D-BC, D-MC, D-AD and D-FN Downtown districts shall be transparent. A minimum of 50 percent of those portions of ground floor façades of non-residential uses shall be transparent.

Exhibit C

3.4.10. D-SP: DOWNTOWN – SAINT PAUL’S

A. PURPOSE		
The purpose of the Downtown – Saint Paul’s (D-SP) district is to encourage redevelopment at a scale that is conducive to pedestrian circulation and is connected and integrated into Downtown. The district provides lands that support a wide range of intensively developed multi-family residential, commercial, civic, institutional, and office uses.		
PHOTO		PHOTO
B. INTENSITY AND DIMENSIONAL STANDARDS		
Standard	Buildings on & west of Church St. or Fenchurch St.	All other buildings
Lot Coverage, max. (% of site area)	100	100
Build-to line	75% of building shall be at property line [1][2]	100% of building shall be within 8 ft. of property line
Maximum Building Height	None	5 stories
Minimum Building Height	3 stories	2 stories
Open Space (% lot area)	0	0
Notes: sf. = square feet; ft. = feet [1] Outdoor dining, courtyards and other active spaces are considered part of the building. [2] For residential uses with entrances, porches, stoops, or balconies on the first floor, the build to line may be extended up to 8 ft. from the property line		
C. DISTRICT-SPECIFIC DEVELOPMENT STANDARDS		
(1) Required Use or Ground Floor Areas Ground floor use requirements identified in Section 3.4.4.A, Required Use of Ground Floor Areas, shall apply to buildings oriented toward the following streets: (a) Freemason Street (only west of Fenchurch St.) (b) Church Street (c) Fenchurch Street (d) Saint Paul’s Boulevard (only west of Church St. or Fenchurch St.) (e) Mariner Street (only west of Fenchurch St.) (f) East Charlotte Street (only west of Fenchurch St.)		
D. REFERENCE TO OTHER DEVELOPMENT STANDARDS		
Article 2 Administration	5.7 Signs	
Article 4 Performance Standards	5.8 Exterior Lighting	
5.1 Parking, Loading, and Bicycle Standards	5.9 Form Standards	
5.2 Landscaping Standards	5.10 Neighborhood Protection	
5.3 Perimeter Buffers	5.11 Accessory Structures	

5.4 Screening	5.12 Resilience Quotient
5.5 Open Space Set-Asides	Article 6 Nonconformities

3.4.1110. **USES FOR THE DOWNTOWN BASE ZONING DISTRICT**

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Exhibit D

TABLE 3.4.1011: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR DOWNTOWN BASE ZONING DISTRICTS

P = PERMITTED BY RIGHT C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT
BLANK CELL = PROHIBITED

USE CATEGORY	USE TYPE	D-W	D-BC	D-MU	D-SP	D-AD	D-FN	PERFORMANCE STANDARDS
CONSERVATION AND OPEN SPACE USES								
Conservation and Open Space Uses	Boat ramp	P						4.2.3.C(2)(b)
	Community garden	P	P	P	<u>P</u>	P	P	4.2.3.C(1) 4.2.3.C(2)(e)
	Park	P	P	P	<u>P</u>	P	P	4.2.3.C(2)(f)
	All other uses, not permitted							
RESIDENTIAL USES								
Household Living Uses	Dwelling, live-work		P/C	P/C	<u>P/C</u>	P/C	P/C	4.2.3.D(2)(a)
	Dwelling, manufactured home							4.2.3.D(2)(b)
	Dwelling, multi-family	P	P	P	<u>P/C</u>	P	P	4.2.3.D(2)(c)
	Dwelling, single-family detached							4.2.3.D(1) 4.2.3.D(2)(d)
	Dwelling, single-family semi-detached				<u>P</u>			4.2.3.D(2)(e)
	Dwelling, townhouse		P	P	<u>P</u>	P	P	4.2.3.D(2)(f)
	Dwelling, two-family				<u>P</u>			4.2.3.D(2)(g)
Group Living Uses	Assisted housing							4.2.3.D(4)(a)
	Continuing care retirement community						P	4.2.3.D(4)(b)
	Dormitory							4.2.3.D(4)(c)
	Fraternity or sorority house							4.2.3.D(4)(d)
	Nursing home							4.2.3.D(4)(e)
	Residential re-entry facility							4.2.3.D(4)(f)
	Rooming house							4.2.3.D(4)(g)
PUBLIC, CIVIC, AND INSTITUTIONAL USES								
Community Service Uses	Broadcasting studio	P	P	P	<u>P</u>	P	P	4.2.3.E(2)(a)
	College or university		P	P	<u>P</u>	P	P	4.2.3.E(2)(b)
	Communication tower, commercial	C	C	C	<u>C</u>	C	C	4.2.3.E(2)(c)
	Community recreation center					P		4.2.3.E(1) 4.2.3.E(2)(d)
	Correctional facility		P					4.2.3.E(2)(e)
	Cultural facility, museum, or library	P	P	P	<u>P</u>	P	P	4.2.3.E(2)(f)
	Day care center, adult		P	P	<u>P</u>	P	P	4.2.3.E(2)(g)
	Day care center, child		P	P	<u>P</u>	P	P	4.2.3.E(2)(h)

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	Government maintenance, storage, and distribution facility							4.2.3.E(2)(i)
	Government office	P	P	P	<u>P</u>	P	P	4.2.3.E(2)(j)
	Hiring hall							4.2.3.E(2)(k)
	Hospital							4.2.3.E(2)(l)
	Hospice							4.2.3.E(2)(m)
	Membership organization	P	P	P	<u>P</u>	P	C	4.2.3.E(2)(n)
	Military installation							4.2.3.E(2)(o)
	Religious institution	P	P	P	<u>P</u>	P	C	4.2.3.E(2)(p)
	School, boarding		P	P	<u>P</u>	P		4.2.3.E(2)(q)
	School, elementary		P	P	<u>P</u>	P		4.2.3.E(2)(r)
	School, secondary		P	P	<u>P</u>	P		4.2.3.E(2)(s)
	School, vocational or trade		P	P	<u>P</u>	P	P	4.2.3.E(2)(t)
Transportation and Utility Uses	Airport							4.2.3.E(4)(a)
	Heliport	P						4.2.3.E(4)(b)
	Park and ride facility	P						4.2.3.E(4)(c)
	Parking facility	P/C	P/C	P/C	<u>P/C</u>	P/C	P/C	4.2.3.E(4)(d)
	Passenger terminal, surface transportation	P	P			P		4.2.3.E(4)(e)
	Solar energy collection facility (large-scale)							4.2.3.E(4)(f)
	Terminal, cruise ship	P						4.2.3.E(4)(g)
	Utility facility, major							4.2.3.E(4)(h)
	Utility facility, minor	P	P	P	<u>P</u>	P	P	4.2.3.E(4)(i)
	Wind energy conversion system (large-scale)							4.2.3.E(4)(j)
COMMERCIAL USES								
Eating and Drinking Uses	After-hours membership establishment	C	C	C	<u>C</u>	C		4.2.3.F(6)(a)
	Banquet hall	C	C	C	<u>C</u>	C	C	4.2.3.F(6)(b)
	Catering establishment/commercial kitchen	P	P	P	<u>P</u>	P	P	4.2.3.F(6)(c)
	Nightclub	C	C	C	<u>C</u>	C	C	4.2.3.F(6)(d)
	Production of craft beverages	C	C	C	<u>C</u>	C	C	4.2.3.F(6)(e)
	Restaurant	P/C	P/C	P/C	<u>P/C</u>	P/C	P/C	4.2.3.F(6)(f)
Recreation Uses	Amusement park							4.2.3.F(4)(a)
	Arena, stadium, or amphitheater	P				P		4.2.3.F(4)(b)

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	Cinema or theater	P	P	P	<u>P</u>	P	P	4.2.3.F(4)(c)
	Commercial recreation center	C	C	C	<u>C</u>	C		4.2.3.F(4)(d)
	Conference or training center	P/C	P/C	P/C	<u>P/C</u>	P/C	P/C	4.2.3.F(4)(e)
	Country club							4.2.3.F(4)(f)
	Health and fitness facility	P	P	P	<u>P</u>	P	P	4.2.3.F(4)(g)
	Marina	C					P	4.2.3.F(4)(h)
	Recreation facility, indoor		P	P	<u>P</u>	P	P	4.2.3.F(4)(i)
	Recreation facility, outdoor					C		4.2.3.F(4)(j)
Retail Sales and Service Uses	Animal shelter							4.2.3.F(6)(a)
	Artist studio/school/gallery		P	P	<u>P</u>	P	P	4.2.3.F(6)(b)
	Auction house					P		4.2.3.F(6)(c)
	Auto supply sales and rental							4.2.3.F(6)(d)
	Bank or other financial institution	P	P	P	<u>P</u>	P	P	4.2.3.F(6)(e)
	Check cashing, auto title, or payday loan businesses							4.2.3.F(6)(f)
	Consignment shop		P	P	<u>P</u>	P		4.2.3.F(6)(g)
	Convenience store	P/C	P/C	P/C	<u>P/C</u>	P/C	P/C	4.2.3.F(6)(h)
	Establishment for the sale of distilled spirits for off-premises consumption			C	<u>C</u>	C		4.2.3.F(6)(i)
	Farmer's market			P	<u>P</u>	P		4.2.3.F(6)(j)
	Flea market, indoor					C		4.2.3.F(6)(k)
	Flea market, outdoor					C		4.2.3.F(6)(l)
	Funeral home or mortuary							4.2.3.F(6)(m)
	Grocery store			P/C	<u>P/C</u>	P/C		4.2.3.F(6)(n)
	Kennel							4.2.3.F(6)(o)
	Music, dance, or martial arts studio/school	P	P	P	<u>P</u>	P	P	4.2.3.F(6)(p)
	Novelty store or theater, adult							4.2.3.F(6)(q)
	Office	P	P	P	<u>P</u>	P	P	4.2.3.F(6)(r)
	Office, contractor	P	P	P	<u>P</u>	P	P	4.2.3.F(6)(s)
	Office, medical or dental	P	P	P	<u>P</u>	P	P	4.2.3.F(6)(t)
	Pawnshop					C		4.2.3.F(6)(u)
	Personal service business	P/C	P/C	P/C	<u>P/C</u>	P/C	P/C	4.2.3.F(6)(v)
	Retail goods establishment	P/C	P/C	P/C	<u>P/C</u>	P/C	P/C	4.2.3.F(6)(w)
	Self-service storage units							4.2.3.F(6)(x)
	Tattoo parlor					C		4.2.3.F(6)(y)
	Therapeutic massage facility			P	<u>P</u>	P		4.2.3.F(6)(z)

TABLE 3.4.1011: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR DOWNTOWN BASE ZONING DISTRICTS

**P = PERMITTED BY RIGHT C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT
BLANK CELL = PROHIBITED**

	Used books/media			P	<u>P</u>	P			4.2.3.F(6)(aa)
	Used merchandise sales					C			4.2.3.F(6)(bb)
	Vendor park	P	P	P	<u>P</u>	P	P		4.2.3.F(6)(cc)
	Veterinary hospital or clinic								4.2.3.F(6)(dd)
Vehicle Sales and Service Uses	Automobile repair and maintenance, minor					C		4.2.3.F(7)	4.2.3.F(8)(b)
	Automobile rental					C			4.2.3.F(8)(c)
	Gas station					C			4.2.3.F(8)(q)
	Tire sales and repair					C			4.2.3.F(8)(s)
	All other uses, not permitted								
Visitor Accommodation Uses	Bed and breakfast			P	<u>P</u>	P		4.2.3.F(9)	4.2.3.F(10)(a)
	Campground								4.2.3.F(10)(b)
	Hotel or motel	P	P	P	<u>P</u>	P	P		4.2.3.F(10)(c)
	Short-term rental unit (vacation rental)	P/C	P/C	P/C	<u>P/C</u>	P/C	P/C		4.2.3.F(10)(d)
INDUSTRIAL USES									
Industrial Uses	Brewery, cidery, distillery, or winery					P		4.2.3.G(1)	4.2.3.G(2)(a)
	All other uses, not permitted								
ACCESSORY USES									
Accessory Uses	Accessory dwelling unit							4.3.3	4.3.3.E(1)(a)
	Automated teller machine	P	P	P	<u>P</u>	P	P		4.3.3.E(1)(b)
	Automatic car wash					P			4.3.3.E(1)(c)
	Day care center, child (as an accessory use)		P	P	<u>P</u>	P	P		4.3.3.E(1)(d)
	Day care home								4.3.3.E(1)(e)
	Drive-through facility, large-scale		C	C	<u>C</u>				4.3.3.E(1)(f)
	Drive-through facility, small-scale		P	P	<u>P</u>				4.3.3.E(1)(g)
	Gasoline sales (as an accessory use)					C			4.3.3.E(1)(h)
	Home occupation	P/C	P/C	P/C	<u>P/C</u>	P/C	P/C		4.3.3.E(1)(i)
	Live entertainment	C	C	C	<u>C</u>	C	C		4.3.3.E(1)(j)
	Outdoor display of merchandise	P	P	P	<u>P</u>	P	P		4.3.3.E(1)(k)

TABLE 3.4.1011: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR DOWNTOWN BASE ZONING DISTRICTS

**P = PERMITTED BY RIGHT C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT
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	Outdoor seating (as accessory to an eating and drinking use)	P	P	P	<u>P</u>	P	P		<u>4.3.3.E(1)(l)</u>
	Outdoor storage								<u>4.3.3.E(1)(m)</u>
	Retail sales (as accessory to an industrial use)								<u>4.3.3.E(1)(n)</u>
	Sale of alcoholic beverages, off-premises	C	C	C	<u>C</u>	C	C		<u>4.3.3.E(1)(o)</u>
	Sale of alcoholic beverages, on-premises	C	C	C	<u>C</u>	C	C		<u>4.3.3.E(1)(p)</u>
	Short-term rental unit (homestay)	P/C	P/C	P/C	<u>P/C</u>	P/C	P/C		<u>4.3.3.E.(1)(q)</u>
TEMPORARY USES AND STRUCTURES									
Temporary Uses and Structures	Carnival and circus	P	P	P	<u>P</u>	P	P	4.4.3	<u>4.4.3.B(2)(a)</u>
	Festival, bazaar, and outdoor sale event	P	P	P	<u>P</u>	P	P		<u>4.4.3.B(2)(b)</u>
	Construction-related office/yard	P	P	P	<u>P</u>	P	P		<u>4.4.3.B(2)(c)</u>
	Farmer’s market (as a temporary use)	P	P	P	<u>P</u>	P	P		<u>4.4.3.B(2)(d)</u>
	Flea market (as a temporary use)	P	P	P	<u>P</u>	P	P		<u>4.4.3.B(2)(e)</u>
	Garage or yard sale								<u>4.4.3.B(2)(f)</u>
	Manufactured home as temporary housing								<u>4.4.3.B(2)(g)</u>
	Outdoor display and storage	P	P	P	<u>P</u>	P	P		<u>4.4.3.B(2)(h)</u>
	Public event on private property	P	P	P	<u>P</u>	P	P		<u>4.4.3.B(2)(i)</u>
	Seasonal decorations display and sales	P	P	P	<u>P</u>	P	P		<u>4.4.3.B(2)(j)</u>
	Temporary health care structure								<u>4.4.3.B(2)(k)</u>
	Temporary use of an accessory structure as a principal dwelling after a disaster								<u>4.4.3.B(2)(l)</u>
	Tent	P	P	P	<u>P</u>	P	P		<u>4.4.3.B(2)(m)</u>
	Vendor or produce stand	P	P	P	<u>P</u>	P	P		<u>4.4.3.B(2)(n)</u>

Exhibit E

REQUIREMENT	ZONING DISTRICT									
	D-W, D-BC, D-MU, D-AD, D-FN-ALL DOWNTOWN DISTRICTS, TOD, G-1		R-C				SF-2, SF-4, SF-6		SF-10, SF-T, MF-NS	C-N, C-C, C-R
	MULTI-FAMILY DWELLING [1]		SINGLE-FAMILY DWELLING		TWO-FAMILY DWELLING, TOWNHOUSE DWELLING, MULTI-FAMILY DWELLING [1]		SINGLE-FAMILY DWELLING		SINGLE-FAMILY DWELLING	MULTI-FAMILY DWELLING [1]
	REGISTRATION OPTION	CUP OPTION	REGISTRATION OPTION	CUP OPTION	REGISTRATION OPTION	CUP OPTION	REGISTRATION OPTION	CUP OPTION		
Property is registered in accordance with <u>Section 4.2.3.F(10)(e)</u>	A		A		A		A			
A <u>conditional use permit</u> authorizing the use has been issued		A		A		A		A	A	A
If property is multi-family, there are no more than 10 dwelling units on the <u>zoning lot</u>	A					A				
Only one (1) unit is offered for use as short term rental unit [2]					A					
Operator has obtained a business license	A	A	A	A	A	A	A	A	A	A

Notes:
 [1] For any two-family, townhouse, and multi-family dwelling, all units on the zoning lot must be under the same ownership.
 [2] The number of two-family, townhouse, and multi-family dwelling units that are offered for use per property is measured over the course of each calendar year.

TABLE 4.3.3(E): HOMESTAY RENTAL REQUIREMENTS

REQUIREMENT	ZONING DISTRICT								
	SF-2, SF-4, SF-6, SF-10, SF-T, R-C, MF-NS, MF-AC, MF-HR, D-W, D-BC, D-MU, D-AD, D-FN-ALL DOWNTOWN DISTRICTS , HC-G1, HC-G2, HC-WF1, HC-WF2, TOD, G-1					C-N, C-C, C-R			
	SINGLE-FAMILY DWELLING			TWO-FAMILY DWELLING, TOWNHOUSE DWELLING, MULTI-FAMILY DWELLING [1]		SINGLE-FAMILY DWELLING		TWO-FAMILY DWELLING, TOWNHOUSE DWELLING, MULTI-FAMILY DWELLING [1]	
	ZONING CERTIFICATE OPTION	REGISTRATION OPTION	CUP OPTION	REGISTRATION OPTION		CUP OPTION	REGISTRATION OPTION	CUP OPTION	REGISTRATION OPTION
A Zoning Certificate (see <u>Section 2.4.14, Zoning Certificate</u>) approving the accessory use has been obtained	A		A			A		A	
The property is registered in accordance with <u>Section 4.2.3.F(10)(e)</u>		A		A			A		A
A <u>conditional use permit</u> authorizing the use has been issued			A			A		A	
Guest area is located exclusively in the <u>principal structure</u>	A			A			A	A	A
Guest area may be located in an authorized <u>accessory dwelling unit (ADU)</u>		A							
If an ADU exists on the property, all guests must be staying either in the principal structure or in the ADU, but never in both	A	A							

The ADU is approved in accordance with the provisions set forth in Section <u>4.3.3.E(1)(a)</u>	A								
Operator has obtained a business license	A	A	A	A	A	A	A	A	A

Notes:

[1] For any two-family, townhouse, and multi-family dwelling, the unit used for homestay must be under different ownership than all other units on the zoning lot.

Exhibit F

5.1.2. APPLICABILITY

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B. EXEMPTIONS

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(5) Downtown Districts

The following Downtown districts are not required to provide motor vehicle parking: D-W, D-BC, D-MU, ~~and~~ D-AD and D-SP.

Exhibit G

SIGNS PERMITTED IN THE DOWNTOWN DISTRICTS AND GRANBY / MONTICELLO CORRIDOR MIXED-USE DISTRICT							
D-W, D-BG, D-MU, D-AD, D-FN <u>ALL DOWNTOWN DISTRICTS, G-1</u>	Any Use (except as listed below)	Maximum area (per sign): 60 sq. ft.	Maximum area (per banner): 16 sq. ft.	Maximum area (per flag): 24 sq. ft. Minimum height (wall mounted): 8 ft.	Maximum Number: 1 per business	Yard and Banner signs: 6 times per year per sign, limited to 20 days each	A-frame signs shall be located within 10 feet of a pedestrian entrance
		Maximum number: 1 per street frontage	Maximum number: 1 per business	Maximum height (ground): Equal to distance from nearest property line		A-Frame signs: must be removed while business is closed and during severe weather events	
				Maximum number: 2			
	<u>Museum, Amphitheater, Arena, Stadium, Library, Theaters, Educational Facility, College/University, Conference Center, Governmental Operations (non-industrial)</u>	Maximum area (per sign): 60 sq. ft.	Maximum area (per banner): 200 sq. ft.	Maximum area (per flag): 24 sq. ft. Minimum height (wall mounted): 8 ft.	Maximum Number: 1 per business	Yard signs: 6 times per year per sign, limited to 20 days each Banner signs ≤32 square feet: 6 times per year per sign, limited to 20 days each Banner signs >32 square feet: 3 months	A-frame signs shall be located within 10 feet of a pedestrian entrance
		Maximum number: 1 per street frontage	Maximum number: 3 per zoning lot	Maximum height (ground): Equal to distance from nearest property line		A-Frame signs: must be removed while business is closed and during severe weather events	
				Maximum number: 2			

Exhibit H

4.2.3. PERFORMANCE STANDARDS FOR ALL PRINCIPAL USES

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D. STANDARDS SPECIFIC TO RESIDENTIAL USES

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(2) Definitions and Standards Applicable to Individual Household Living Uses

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(c) Dwelling, multi-family

A structure or group of structures other than a townhouse dwelling containing three or more dwelling units located on a single zoning lot, or one or more dwelling units in a mixed-use setting. Units may be located side by side in a horizontal configuration, stacked one above the other in a vertical configuration – sharing common vertical walls or horizontal floors and ceilings – or both. Multi-family dwellings include what are commonly called apartments, or condominium units, but not townhouse dwellings. A multi-family dwelling in which dwelling units are available for rent or lease for periods of three days or less is considered a hotel or motel, or a short-term rental unit.

(i) A Conditional Use Permit is required in the following circumstances:

- (A) In the MF-HR district, for any development of less than six stories.
- (B) In the C-N, C-C, and PCO districts, where more than 50 percent of the first floor is utilized for residential purposes.
- (C) In the R-C district, as per Section 3.2.8.D(1)(b).
- (D) In the MF-NS, MF-AC, MF-HR, C-N, C-C, C-R, D-SP, and G-1 districts, for any development of more than 24 multi-family dwelling units.

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